

1ST READING 7-7-05  
2ND READING 7-19-05  
INDEX NO. \_\_\_\_\_

2005-107  
Park Mills Properties, LLC

ORDINANCE NO. 11719

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 200 MANUFACTURERS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 1, being all of Lot 1, Signal Knitting Mills, Inc. Subdivision, Plat Book 77, Page 146, ROHC, being part of the property described in Deed Book 5329, Page 169, ROHC. Tax Map 135F-H-003.

from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to

1. Review:

To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

2. Building facades and access:

a) Ground floor openings (doors and windows) shall constitute a minimum of fifty percent (50%) of the ground floor façade area for commercial buildings.

- b) Upper story windows for "new construction" shall have a vertical or square orientation, windows in existing structures may be replaced with in kind windows.
- c) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- d) The height of new buildings shall be two (2) stories minimum and six (6) stories maximum.
- e) Parking lots are encouraged to be located to the rear of properties with access from alleys or driveways.

3. Placement of equipment:

All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

- 4. Parking and loading facilities to be reviewed by the City Traffic Engineer; and
- 5. All existing easements being retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

July 19, 2005.

Sally Robinson  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: July 25 '05, 2005

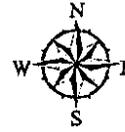
[Signature]  
MAYOR

AKS/add

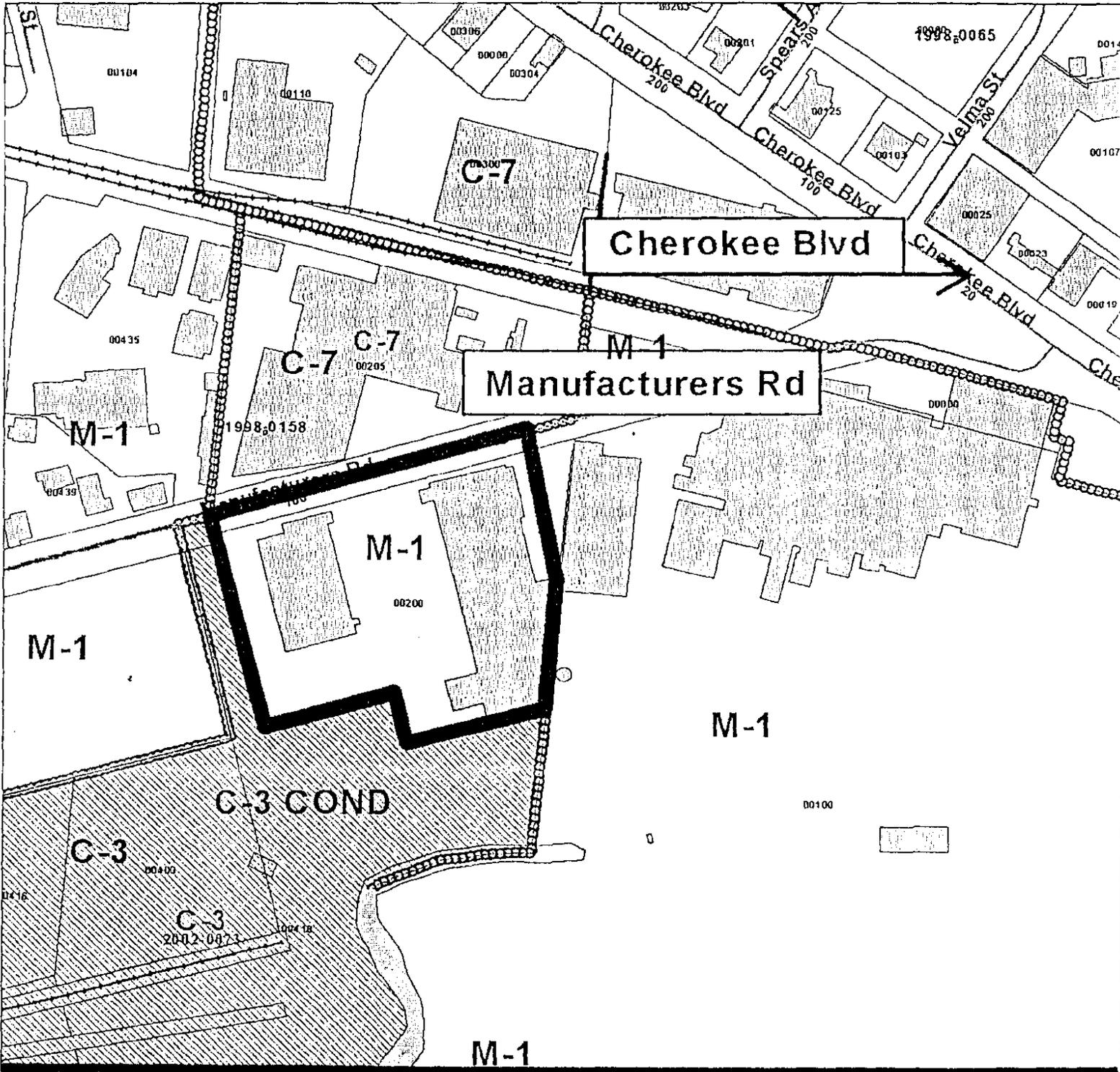
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0107  
PC MEETING DATE: 6/13/2005  
FROM: M-1  
TO: C-3



1 in. = 200.0 feet



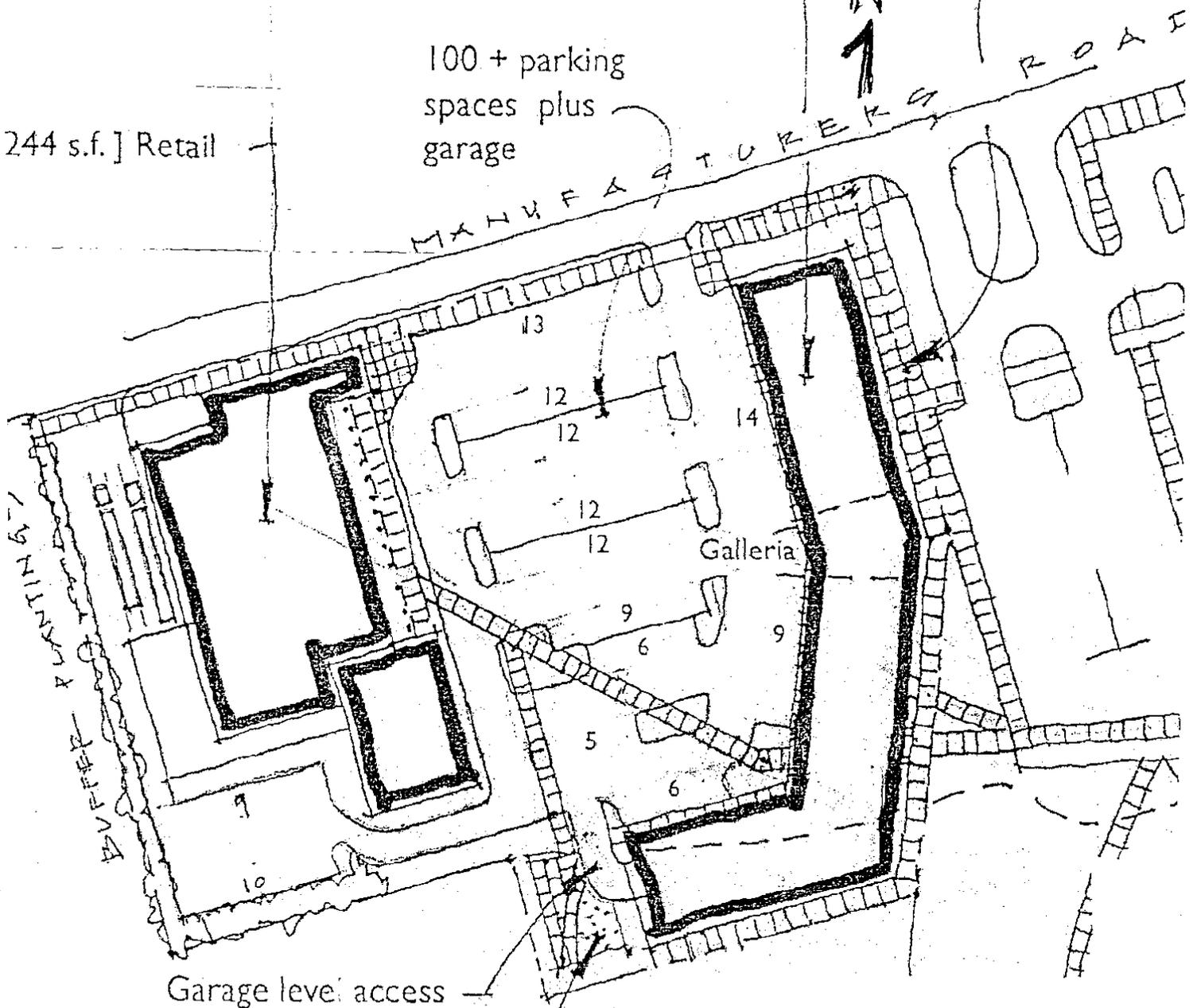
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-107: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

24,280 s.f. Retail with  
Residential Lofts above:  
(garage below)

**2005-107**

100+ parking  
spaces plus  
garage

[ 18,244 s.f. ] Retail



Garage level access

Outdoor plaza